



11 September 2020

Department of Planning and Development
700 5th Avenue, Suite 2000/ PO Box 34019
Seattle, WA 98124-4019

Re: SDCI #3033991-LU MUP Correction Notice #1–2224 2nd Ave

We have enclosed responses to your correction notice letters for the 2224 2nd Ave Project. The correction items are shown in bold and numbered to correspond with your letter. Each response includes a description of the proposed resolution.

Land Use – Corrections Issued 06/16/2020

1. Design Review Recommendation Required.
I am unable to complete my analysis and decision until we have a Final Recommendation for Design Review. Following issuance of the Recommendation Report, with your next submittal provide itemized responses to the conditions and guidance. Once all conditions and reviews have been satisfied, I will be able to prepare the Director’s decision unless subsequent analysis shows that further information from you is required.

Response: The final Report of the Recommendation meeting was issued July 28, 2020. Below are the responses to the conditions. Please also see sheet G1.08 for responses to the conditions as part of the MUP drawings set.

1. Context and Typology: Revise the fenestration pattern of the commercial storefronts on 2nd Avenue to include transom-lite glazing. (D-3, C-5, D-2, C-2, B-3)

Response: Grills for air intake have been relocated to provide space for the transom-lite glazing above the canopies.

2. Context Response: Revise the composition of the southern portion of the commercial street front to create a dynamic and contextually responsive assembly of storefronts that reinforce the unique qualities of Belltown. (A-1.1, B-1, B-1.II, B-1.IV, B-3, B-3.I)

Response: The south podium has been revised to create a more varied streetscape and recall historical development patterns within Belltown. To give the impression of a series of storefronts that have developed over time, the south podium has been reworked to incorporate stepping cornice lines, street edges that jog in plan, varied brick colors, and a variety of overhead weather protection canopy styles.

3. Building Entry: Reinforce and strengthen the principal residential entry with an expression that is prominent, clearly identifiable and visible from the street, and inviting to pedestrians. Specifically explore at least two options: (C-4.2, B1.III, B-4, C-1)

i. Employ the full residential program width in the development of a unique masonry expression using a change in brick type, bond and color in combination with horizontal and/or vertical offsets.

ii. The development of an expression distinct from the masonry storefronts that comprise the rest of the street edge.

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Response: The residential building entry has been revised to create a more prominent street presence. Previously tucked into a narrow slot, the main residential entryway has been updated to express the full width of the residential lobby within. A generous canopy denotes the main entry and provides a sheltered waiting area for residents and visitors. To distinguish the residential entry from the adjacent commercial storefronts, the edge of the entry has been pulled towards the street to sit proud in plan and a light colored brick has been selected to contrast with the darker tones of the retail bays.

4. Exterior Materials: All exterior materials shall be maintained as drawn and specified in the Recommendation packet unless specifically approved by SDCI. (B-1. I, B-1.IV, B-2, B-3,B-4)

Response: Condition is noted and recorded on the elevations sheets A300s. Please also see sheet G1.09 for material board palette.

End Comments

We look forward to your review and would be happy to answer any questions. Thank you.

Sincerely,

ANKROM MOISAN ARCHITECTS

Michael Willis

Project Manager